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information, please
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290 Garry Street Winnipeg Manitoba

\$2,935,000

ASKING PRICE

Reduced Price \$2,935,000 (\$183.44 PSF)

RENTABLE AREA

16,000 SF

INCOME

\$176,000 per year

PROPERTY TAXES

\$32,096

LEASE TERM

Expires May 31, 2020

CAP RATE

7.0% (not including management fees)

MANAGEMENT FEE

(+/- \$1000.00/mo) payable by Tenant (5% of Gross Rent)

ZONING

Downtown - By-Law 100/204

PARKING

2 stalls [+ room for Bin] owned by Landlord at rear of building



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